



CULVERDEN PARK
TUNBRIDGE WELLS - £1,295,000



49 Culverden Park

49 Culverden Park, Tunbridge Wells, TN4 9QU

**Entrance Porch - Entrance Hall - Sitting Room - Sun Room -
Dining Room - Kitchen/Diner - Cloakroom - Galleried
Landing - Four Bedrooms - Shower Room - Brick Built
Driveway Providing Off Road Parking - Garage -
Large Rear Gardens**

Occupying a generous plot on the ever-prestigious Culverden Park Road in the sought-after St Johns area of Tunbridge Wells, this charming and character-filled detached residence offers well-balanced family accommodation arranged over two floors, blending classic architectural features with modern comforts. Set back from the road, the property is approached via a brick-built driveway providing ample off-road parking and access to an attached garage, all framed by mature hedging that ensures both privacy and kerb appeal.

Upon entering, the home welcomes you through an enclosed entrance porch, finished with tiled flooring and a solid wood front door that opens into a spacious and inviting hallway. Retaining its original wooden flooring and period charm, the entrance hall sets the tone for the rest of the property. From here, the accommodation flows beautifully into the principal reception areas.

The sitting room is a bright and airy space with a double-glazed window to the front and sliding doors that open directly into the sun room-ideal for enjoying the garden views year-round. The sun room itself features tiled flooring, double-glazed sliding doors leading out to the rear patio, and modern ceiling spotlights, creating a lovely transition between inside and out. A separate dining room with a double-glazed front window and original wooden floors provides a flexible space that has also been used as a bedroom, complete with a sleek, modern walk-in shower-perfect for accommodating multi-generational living.





The heart of the home is the spacious kitchen/diner, where contemporary cabinetry, solid oak and Corian work surfaces, and high-quality fittings meet practicality and style. The kitchen is well-equipped with an eye-level oven, gas hob, and plumbing for appliances, while the dining area offers bespoke built-in larder storage and a pleasant outlook to the rear garden. From here, a rear lobby provides direct access to the garden and internal access to the garage and boiler room.

A thoughtfully designed cloakroom on the ground floor features a concealed cistern WC, vanity unit with wash hand basin, and stylish tiled splashbacks. Upstairs, the galleried landing is flooded with natural light from a front-facing window and provides access to four well-proportioned bedrooms, all with double glazing, radiators, and wooden flooring, some of which also feature picture rails and original period detailing. A modern shower room serves the upper floor, offering a sleek walk-in shower, WC, and wash hand basin, all finished with tiled walls, ceiling spotlights, and dual frosted windows.

Externally, the property continues to impress. To the front, the brick-paved driveway is complemented by a neatly maintained lawn and mature planting. To the rear, the extensive garden is mainly laid to lawn, interspersed with mature shrubs, flowering borders, and well-established trees. An Indian stone patio provides the perfect setting for outdoor dining and entertaining, all within a secure and private environment enclosed by fencing and hedging.

Completing the property is a single garage with an electric roller door, frosted window, consumer unit, and wall-mounted boiler, providing both storage and utility space.

This exceptional home is ideally situated close to the wide-ranging amenities of St Johns, including supermarkets, independent shops, bakeries, and well-regarded pubs and restaurants. The location also enjoys proximity to excellent recreational facilities and highly acclaimed schools, including grammar options. The town centre of Tunbridge Wells, with its renowned Pantiles, elegant architecture, and rail connections to London and the South Coast, is just a short distance away, making this a truly enviable place to call home.

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Approached over a brick built driveway to:

ENTRANCE PORCH:

Enclosed porch with double glazed sliding door, double glazed window to side and letterbox to side. Tiled flooring. Solid wood front door with glazed panels opening to:

ENTRANCE HALL:

Spacious hallway with stairs to first floor, original wooden flooring, radiator, understairs cupboard.

SITTING ROOM:

Double glazed window to front, two radiators, double glazed sliding doors to:

SUN ROOM:

Double glazed sliding doors to patio, tiled flooring, ceiling spotlights.

DINING ROOM:

Double glazed window to front, radiator. (Was used as a bedroom and also contains modern walk-in shower with thermostatic controls and heated towel rail, due to elderly resident), original wooden flooring.

CLOAKROOM:

WC with concealed cistern and water saving flush, wash hand basin set onto vanity, radiator, tiled splashbacks, ceiling spotlights. Frosted double glazed window to rear.

KITCHEN/DINER:

Kitchen: Fitted with a range of contemporary cabinetry with solid oak work surface and Corian work surface and riser. Sink unit with mixer tap. Eye-level oven and gas hob. Space and plumbing for washing machine and fridge/freezer, ceiling spotlights. Double glazed window to rear.

Diner: Double glazed window to rear, radiator, bespoke built-in larder, door to boiler room housing hot water tank, further door to rear lobby which has door to garden and door to garage.

LANDING:

Galleried with double glazed window to front, airing cupboard, loft hatch.

BEDROOM:

Double glazed window to front, radiator, original wooden flooring.

BEDROOM:

Double glazed window to rear, radiator, wooden flooring.

BEDROOM:

Double glazed window to front, radiator, wooden flooring, picture rail.

BEDROOM:

Double glazed window to rear, radiator, wooden flooring.

SHOWER ROOM:

Modern shower room with walk-in cubicle with thermostatic controls and wall mounted start/stop, WC, tiled walls, radiator, ceiling spotlights. Two frosted double glazed windows to rear.



OUTSIDE FRONT:

Brick built driveway with mature hedging providing security and privacy, lawn.

OUTSIDE REAR:

Large gardens comprising mainly lawn with Indian paving stones laid to patio, mature shrubs and trees, flowering annuals in flower beds and borders, mainly fence bound with some mature hedging, side access, outside tap.

GARAGE:

Electric roller door, frosted double glazed window to side, consumer unit, wall mounted boiler.

SITUATION:

The property enjoys a most convenient and attractive location on Culverden Park Road in St Johns, Tunbridge Wells. There are excellent local facilities including a bustling retail area with a small Sainsburys, a further Tesco Metro, a number of antique shops, a newsagents, a bakery, a couple of high regarded public houses and further restaurants. Beyond this the property is proximate to St Johns Recreation Ground and a host of especially well regarded primary, secondary and grammar schools including TWGGS. Tunbridge Wells town centre is a short distance to the south with a comprehensive range of shopping facilities at the Royal Victoria Shopping Mall and the Calverley Road pedestrian precinct. Tunbridge Wells has a mainline station offering frequent services to London & the South Coast. The town is renowned for its architecture, its independent retailers and the Pantiles & Common.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



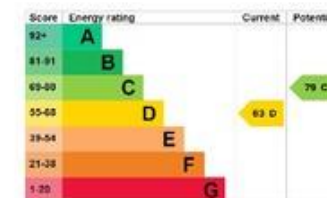


Ground Floor



First Floor

House Approx. Gross Internal Area 1695 sq. ft / 157.5 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1844 sq. / 171.3 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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